

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

41 CROWN STREET SOUTH ALTONA MEADOWS VIC 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

64 EPSOM STREET SOUTH ALTONA MEADOWS VIC 3028	\$678,200	19-Jun-25
117 ALMA AVENUE LAVERTON VIC 3028	\$620,000	06-Apr-26
53 EPSOM STREET SOUTH ALTONA MEADOWS VIC 3028	\$645,000	30-Apr-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 05 August 2026


**64 EPSOM STREET SOUTH
ALTONA MEADOWS VIC 3028**
 3  1  1

Sold Price

\$678,200

Sold Date

19-Jun-25

Distance

0.15km

**117 ALMA AVENUE LAVERTON VIC
3028**
 3  1  3

Sold Price

\$620,000

Sold Date

06-Apr-26

Distance

0.17km

**53 EPSOM STREET SOUTH
ALTONA MEADOWS VIC 3028**
 1  1  1

Sold Price

\$645,000

Sold Date

30-Apr-25

Distance

0.19km
RS = Recent sale

UN = Undisclosed Sale

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